



Sean Rogan
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4511 • TDD: 626.943.3898 • www.lacdc.org

Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Don Knabe
Michael D. Antonovich
Commissioners

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

1-D March 1, 2016

LORI GLASGOW
EXECUTIVE OFFICER

March 01, 2016

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**ACCEPTANCE OF HOMELESS SERVICE CENTER FUNDS FOR MENTAL HEALTH AMERICA OF
LOS ANGELES TO DEVELOP A HOMELESS SERVICES SITE WITH A PRIMARY CARE CLINIC
IN THE CITY OF LONG BEACH
(DISTRICT 4) (3 VOTE)**

SUBJECT

This letter requests that your Board authorize the Community Development Commission (Commission) to accept and incorporate up to \$110,000 in Homeless Service Center Funds (HSCF), allocated to the Fourth Supervisorial District, into its approved Fiscal Year 2015-2016 budget. The Commission will then grant these funds to Mental Health America of Los Angeles (MHA) to develop a homeless services site, including a primary care clinic, through the renovation of two existing commercial buildings, located at 1955-1965 Long Beach Boulevard in the City of Long Beach (Project).

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Executive Director or his designee to accept and incorporate up to \$110,000 in HSCF allocated to the Fourth Supervisorial District into the Commission's approved Fiscal Year 2015-2016 budget, of which \$100,000 will be granted to MHA to develop a homeless services site, including a primary care clinic, and the remaining \$10,000 will be retained by the Commission to pay for administrative costs related to the oversight of the Project.

2. Authorize the Executive Director or his designee to negotiate, execute, amend, and if necessary, terminate a Grant Agreement with MHA for a total amount of up to \$100,000 in HSCF allocated to the Fourth Supervisorial District, for the development of a homeless services site which will include a primary care clinic. The Grant Agreement between the Commission and MHA shall be effective

following receipt of the funds from the Chief Executive Office of the County of Los Angeles, approval of the Grant Agreement as to form by County Counsel, and execution by all parties.

3. Authorize the Executive Director or his designee to execute all required documents necessary to facilitate this transfer.

4. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Commission has considered the attached Notice of Exemption for the Project, which was prepared by the City of Long Beach as lead agency; and find that this project will not cause a significant impact on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to authorize the Commission to accept and incorporate up to \$110,000 in HSCF allocated to the Fourth Supervisorial District into its approved Fiscal Year 2015-2016 budget in order to enter into a Grant Agreement in the amount of \$100,000 with MHA. The remaining \$10,000 will be retained by the Commission to support the administrative costs for this program.

FISCAL IMPACT/FINANCING

The proposed actions described herein will be funded with County General Funds, specifically HSCF allocated to the Fourth Supervisorial District. On April 4, 2006, as part of the Homeless Prevention Initiative, the Board of Supervisors approved the use of these funds for programs and costs associated with services, operations, and capital projects for individuals and families who are homeless or at-risk of homelessness. Each Supervisorial District is allocated \$1,425,000 annually to fund such programs.

The Fourth Supervisorial District has allocated \$110,000 in HSCF for the current fiscal year to be utilized for the actions listed herein. These funds will be incorporated into the Commission's approved Fiscal Year 2015-2016 budget as needed.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

MHA is a non-profit organization which was founded in 1924 for purposes of providing mental health recovery and wellness in Los Angeles County. MHA is an affiliate of Mental Health California and the national Mental Health America, and maintains offices in Long Beach, Lancaster, and Los Angeles.

MHA is developing the Project in Long Beach as a comprehensive service site for vulnerable individuals and veterans who are homeless or at risk of homelessness. The development of the Project described herein will allow MHA to relocate their currently offered homeless services to the new facility and develop a primary care clinic in the same location to provide clients with a more holistic approach to wellness. The Project will provide basic amenities including showers, laundry, and mail services as well as a fitness and nutrition center, job training and employment services, and a community center. The primary care clinic will be operated in collaboration with The Children's Clinic, a Federally Qualified Health Center. In addition to serving the homeless, the clinic will provide free or low-cost healthcare to neighborhood individuals and families.

The Project will also offer support to veterans and their families through the Operation Healthy Homecoming program, which provides services to veterans who are homeless or at-risk of

homelessness in conjunction with the U.S. Department of Veterans Affairs' Supportive Services for Veterans Families program.

There are currently two commercial buildings on the site totaling 30,000 square feet which will be renovated to create the homeless services site and primary care clinic. The total Project cost is projected to be \$6,800,000. In addition to the HSCF funding described above, substantial support is being provided by the City of Long Beach, which purchased the Project site, located at 1955-1965 Long Beach Boulevard in the City of Long Beach, at a cost of \$2,800,000 and is providing an additional \$1,200,000 for renovation costs. MHA has raised additional capital funding from multiple foundations and individual donors and requests the Fourth District HSCF grant to be included in the overall Project funding. MHA will relocate their headquarters to the Project and the cost savings from no longer leasing office space will be allocated toward operations there.

The Fourth Supervisorial District has directed the Commission to administer this amount of County General Funds to pay for eligible Project costs. Funds would be made available to MHA for eligible development and construction costs.

ENVIRONMENTAL DOCUMENTATION

This Project was determined categorically exempt from the requirements of CEQA by the City of Long Beach in accordance with State CEQA Guidelines Section 15301. The Commission's consideration of this determination satisfies the requirements of CEQA.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of these actions will enable Mental Health America to develop a homeless services site with a primary care clinic to serve the homeless and low income population of the County.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:CC:ba

Enclosures



NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbds.longbeach.gov

TO: ☐ Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

☐ L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 14-13

Project Location/Address: 1955-1965 Long Beach Boulevard

Project/Activity Description: Acquisition of property to establish a homeless services facility
(Homeless Healthcare Access Program)

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: City of Long Beach, Michael P. Conway Dir. of Public Works

Mailing Address: 333 W. Ocean Blvd. 9th Fl. Long Beach 90802

Phone Number: 562-570-5282 Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

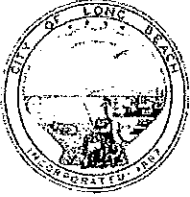
Application Number: _____ Planner's Initials: _____

Required Permits: _____

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15301, Class 1, Existing Facilities

Statement of support for this finding: Establish new land use at
existing commercial building

Contact Person: Craig Chalfant Contact Phone: 562-570-6368
Signature: [Signature] Date: 3/11/13



NOTICE OF EXEMPTION COVER SHEET

DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING BUREAU
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802

All City departments requesting Categorical Exemptions must submit the following for each request:

1. This Notice of Exemption Cover Sheet: Complete in its entirety and sign.
2. The Notice of Exemption Form: Complete the upper portion with a detailed activity/project description and a signature (required). Planning staff will assign the exemption number.
3. Attach an 8 1/2" x 11" map, plan, or graphic of the project, as applicable.

A completed cover sheet must accompany your Notice of Exemption form. An incomplete cover sheet will be returned to your Department with a request that it be completed and signed.

Please allow **10 working days** for environmental review and sign-off from date of receipt. If you have a special need, Planning staff will do its best to accommodate your request. If there are any issues that arise with your application, a Planner will call you to follow up.

Department Receiving Service: Public Works

Contact Person: Michael Conway

Phone Number: x5282

Project Address: 1955-1965 Long Beach Blvd

Project Description: Acquisition and leasing of property

Index Code: PWAMPROPCITY

Project/Detail Code: NA

Grant/Detail Code: NA

User Code: NA

The current cost of a **Categorical Exemption** is as follows:

Preparation & Issuance of Exemption	\$389.00
Department of Development Services Surcharge (9.3%)	\$ 36.18
Los Angeles County Environmental Filing Fee	\$ 75.00

TOTAL FEE **\$500.18**

Signature Michael Conway Date 3-11-13

(signature authorizing Development Services Department to use charge points listed above for this transaction)